

**City of Lynnwood**  
**PLANNING COMMISSION MEETING MINUTES**  
February 12, 2004

**Commissioners present:**

Dave Johnson, Chair  
Brian Bigler  
Tia Peycheff  
Jacqueline Powers

**Staff present:**

Jim Cutts, Community Development Director  
Kevin Garrett, Current Planning Manager  
Ron Hough, Comprehensive Planning Manager  
David Kleitch, Economic Development Director  
Dennis Lewis, Senior Planner

**Commissioner absent:**

Patrick Decker  
Elisa Elliott  
Donna Walther

**Others present:**

Council Member Martin Nelson (Liaison)  
Council Member Ted Hikel  
John Bowers, CB Richard Ellis, Inc.  
Brad Castonquay

**SUMMARY**  
**February 12, 2004, Meeting Minutes**

**R&D Land Uses – Zoning Code Amendment:** The Commission conducted a public hearing to accept public comments on a proposal to add R&D uses to the City's zoning code.

**Zoning Code Amendment – CDO Zone along Highway 99:** At a work session, staff presented a proposal to remove commercially-zoned business sites along Highway 99 from the requirements of the College District Overlay zone.

**Development Regulations:** The Commission continued its discussion of residential development regulations, including lot dimensions and setbacks in residential zones and a discussion about Accessory Dwelling Units (ADU).



**CALL TO ORDER**

Chair Dave Johnson called this meeting to order at 7:06 pm.

Commissioner's Elliott, Decker and Walther were not in attendance. A quorum was present.

**APPROVAL OF MINUTES**

A motion was made and seconded to adopt the minutes of the January 22, 2004 regular Planning Commission meeting. The motion was approved unanimously.

**CITIZEN COMMENTS**

None.

## **COMMISSION MEMBER DISCLOSURES**

None.

## **PUBLIC HEARING**

### **R&D Land Uses – Zoning Code Amendment:**

Planning Manager Kevin Garrett reviewed information presented at the work session on R&D uses (January 22, 2004) and highlighted a couple of changes. Mr. Garrett described a change to the recommendation on page E-1-6 regarding warehouses and mini warehouses. The zoning code does not allow self-storage mini warehouses in the light industrial (LI) zone, but it does allow them in Business/Technical Park (BTP), which is the other industrial zone in the city. It is being deferred to a more thorough review of the Chapter for industrial zones. At the conclusion of the staff report, Chairman Johnson opened the public hearing.

John Bowers from CB Richard Ellis, Inc. said that he is representing the ownership group of the Quadrant I-5 Center (former Boeing buildings) which are located by the Embassy Suites. Mr. Bowers had spoken in support of the code amendment at the work session on January 22 and he reiterated that the owners of the Center are all for changing the zoning code.

Larry Calvin with NW Development Advisors, LLC, is representing MJR Development. He wanted to lend support to adoption of the code amendment as originally proposed.

David Kleitsch, Director of Economic Development, said that he also supports the R&D code changes.

Seeing that there was no one else wishing to speak on this item, Chairman Johnson closed the public hearing. Following a brief discussion, the Commission voted (4-0) to recommend approval of the code amendment to the City Council.

## **UNFINISHED BUSINESS**

None.

## **NEW BUSINESS**

None.

## **WORK SESSIONS**

### **1. Zoning Code Amendment – CDO Zone along Highway 99:**

Planning Manager Ron Hough presented the staff report and described a proposed amendment to the College District Overlay (CDO) zone. The proposal would affect only commercially-zoned sites along the west side of Highway 99, generally between 200<sup>th</sup> and 204<sup>th</sup> Streets.

Hough gave a brief history of the College District Plan and explained that the highway corridor was heavily commercial, auto-oriented and had little in common with the College District neighborhood. The CDO zone was designed to implement the College District Plan and includes setback and parking requirements that conflict with the typical design of auto dealerships. Therefore, staff proposed a minor amendment to Section 21.58.200A. This section currently reads, "The CDO Zone shall be applied to all areas within the College

District to supplement all underlying zones". Staff's proposal would add ". . . except that the CDO Zone shall not apply to commercially zoned sites that front on State Route 99."

The Environmental Review Committee has reviewed this proposal and is expected to issue a Determination of Non-significance next week. A Planning Commission public hearing is scheduled on February 26, 2004.

## **2. Development Regulations – Continued Discussion**

The Planning Commission and staff continued to discuss various issues relating to the residential development regulations. The purpose of the discussion on issues is to decide what amendments the Commission would like staff to make to the regulations, and then to decide what group of amendments should move on to a Public Hearing.

### **Group B**

Senior Planner Dennis Lewis continued with the discussion on development standards in the single-family zones. The focus of the discussion at this meeting was on lot dimensions and setbacks. Lewis presented illustrations of minimum lot dimensions in the RS-8 zone, RS-7 zone, and the proposed RSH zone. He highlighted the differences in the proposed changes in the regulations suggested in 2001 with the ones that have been discussed with the Planning Commission over the past few months.

The Planning Commission discussed the alternative proposals but did not reach consensus on which proposals are favored. The matter will be taken up again at another work session.

### **Group C**

The discussion on Group C issues at this meeting was limited to Accessory Dwelling Units. The primary content of the staff report is from information provided by Peter Van Giesen, the Code Enforcement Officer.

Through the staff report Mr. Van Giesen has brought to the staff's attention that he has seen many single-family dwellings illegally converted to duplexes. His suggestions was to allow the conversion of any single-family structure into one with a primary residence and an Accessory Dwelling Unit regardless of the lot size limitation that currently exists in the development regulations. This would allow the legalization of the many conversions that already exist. In the discussion it was pointed out that, because the proposal contained no limitation on floor area for the "Accessory Dwelling Unit", the result would be conversion of single-family dwellings into duplexes. It was the consensus of the Commissioners that this is not a desirable result. The main thrust of Van Giesen's proposal was rejected.

Mr. Lewis will outline alternatives the Planning Commission could take in amending the regulations on Accessory Dwelling Units at a future meeting. Two Commissioners suggested the alternatives should include a No Action alternative.

## **DIRECTOR'S REPORT & INFORMATION**

**Recent City Council Actions** – Jim Cutts, Director of Community Development updated the commission on recent developments of the City Council:

- A "draft" schedule for the City Center project:
  - March 10: Draft area plan and revised SEIS will be completed.
  - A 45-day period will follow for review of the SEIS.
  - June 21: Approximate date for completion of revisions to the SEIS.

- July: SEIS goes to Environmental Review Committee (ERC).
- Return to Planning Commission for its review of the Sub Area Plan, Development Regulations, building design guidelines, implementation plans and capital facilities plan.
- Feb. 9, 2004: Possible revisions to the Sign Code were discussed at a City Council work session, including issues that have accumulated over the past couple years.
- Jan. 20, 2004: The Hardy Annexation came to the City Council for a decision on the 10% notice of intent to annex. This area is located north of the city and includes about 57 acres and a population of about 1,000. The Council's decision on whether or not to move forward with the process was postponed until additional data could be provided. The Commission was also informed that the State Supreme Court reversed itself on the petition method of annexation.
- The Council opened the bids for the Convention Center and received some very favorable bids that came in significantly less than anticipated.
- Alderwood Mall Progress: Steel is being put up in the northeast corner where the Village will be developed. Director Cutts estimates there will be about 40 tenant improvement plan checks and inspections hitting the Community Development Department within the next two months. The theater and the village were slowed somewhat by unexpected soil problems.

**Upcoming Commission Meetings** – The next meeting will be on February 26, 2004. Staff provided a summary of that meeting's agenda, along with a preview of upcoming meeting agendas for March and April.

## **ADJOURNMENT**

A motion was made and seconded to adjourn. The motion carried unanimously and the meeting was adjourned at 9:43 pm.

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**Dave Johnson**, Chair